

RENTON CITY COUNCIL  
Regular Meeting

June 18, 2001  
Monday, 7:30 p.m.

Council Chambers  
Municipal Building

MINUTES

**CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF  
COUNCILMEMBERS**

TONI NELSON, Council President Pro Tem; RANDY CORMAN; DON PERSSON; KING PARKER; TERRI BRIERE; KATHY KEOLKER-WHEELER.

MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL EXCUSE ABSENT COUNCILMEMBER DAN CLAWSON. CARRIED.

**CITY STAFF IN  
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; CHIEF LEE WHEELER and DEPUTY CHIEF GLEN GORDON, Fire Department; SUE CARLSON, Economic Development Administrator; MIKE WEBBY, Human Resources Administrator; NEIL WATTS, Development Services Director; DEREK TODD, Assistant to the CAO; COMMANDER KATHLEEN MCCLINCY, Police Department.

**PRESS**

Oscar Halpert, *Renton Reporter*; Wendy Giroux, *South County Journal*

**PROCLAMATION**

Day of Concern for the Hungry  
– September 29, 2001

A proclamation by Mayor Tanner was read declaring September 29, 2001, to be "Day of Concern for the Hungry" in the City of Renton, and urging all citizens to join the Emergency Feeding Program to feed those who are hungry. MOVED BY CORMAN, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

**ADMINISTRATIVE  
REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2001 and beyond. Items noted included:

- ✱ The Army Corps of Engineers 404 permit for the Oakesdale Avenue Phase 2 project will be available early this week. However, this permit is conditioned upon obtaining the DOE 401 Water Quality Certificate, which the State Department of Ecology is not yet ready to release. Staff intends to work intensively on this issue in hopes of preventing a one-year delay on the completion of the project.
- ✱ The City is sponsoring the Free Summer Lunch Program for children up to 18 years of age, on Monday through Friday, beginning June 18th and ending August 31st. For more information, contact Human Services Division at 425-430-6650.

Development Services: Lande  
Feed Building Closure,  
Declared Dangerous Building

Neil Watts, Development Services Director, announced that the City's Development Services Division, after consultation with the Fire Department, determined that the Lande Feed building located at 95 Burnett Ave. S. is a Dangerous Building per the provisions of the Uniform Code for the Abatement of Dangerous Buildings. The building has been posted, and the property owner has been served with notice that the building be closed immediately to the general public. The building will remain accessible to the owner and tenants for 30 days to allow for the orderly removal of personal property and inventory. Mr. Watts

said that after 30 days, the owner must begin arrangements for demolition of the structure.

Continuing, Mr. Watts explained that the Dangerous Building designation was based on the hazardous conditions within the structure and significant structural deficiencies within the building. He stated that a full interior inspection of the building was also conducted by the Fire Department on Thursday, June 14th, during which numerous violations of the Uniform Fire Code were discovered. Mr. Watts said that the structural deficiencies coupled with the fire hazards forced the City to deem this building a Dangerous Building.

Stating that the property has been approved for redevelopment as a 118-unit apartment building, Mr. Watts reported that the City will work with the property owner or other interested parties in relocation efforts to preserve portions of the structure. He emphasized that the City will also work with the current tenants of the building, and find ways for the Lande Feed store tenant to conduct a clearance sale outside of the building. In addition, Mr. Watts displayed photos of the Lande Feed building showing the hazardous conditions present in the building.

Mr. Watts read an electronic letter from Jean Lande Hennessey, sister of Philip Lande, owner of the Lande Feed Company property, 80 Lyme Rd. #1038, Hanover, NH, 03755, in which she states that she understands the reasons why the City closed operations of the Lande Feed Company building. Ms. Hennessey asked that the Council consider the issuance of a temporary permit to Craig Lande so he can close the business in an orderly way and sell his remaining inventory from the loading dock or from a tent in the parking area before the property transfers ownership in July.

Responding to Council inquiry, Mr. Watts affirmed that the building is not structurally sound and that the two building tenants have 30 days to remove their belongings.

#### **AUDIENCE COMMENT**

Citizen Comment: Lande –  
Lande Feed Building Closure,  
Declared Dangerous Building

Craig Lande, 95 Burnett Ave. S., Renton, 98055, thanked the City for working with him so that he can conduct business outside of the Lande Feed store. In regards to the building itself, he explained that the photos Mr. Watts showed were of areas that are not open to the general public, and he pointed out that the public is only allowed into the store showroom and the loading dock. Mr. Lande reviewed some of the violations listed on the Fire Department's inspection report and emphasized that Fire Department officials, not structural engineers, made those determinations. He stressed that there is no public danger in the public areas and never has been.

Citizen Comment: Cross – St.  
Anthony Church Vacation,  
Whitworth Ave S between S  
4th St & Parallel Alley (VAC-  
00-003)

Wade Cross, 322 Morris Ave. S., Renton, 98055, expressed his concern that the proposed closure of Whitworth Ave. S. requested by St. Anthony's Church has been a closed process between the church and the City, with not much input from or dialogue with the neighborhood. Mr. Cross pointed out that in addition to the parking problems the potential closure of Whitworth Ave. S. would create, the closure would also affect public safety, convenience and access by emergency vehicles. He asked that Council not close the street, saying that Whitworth Ave. S. is an important part of the City's traffic grid.

Citizen Comment: Bean – St. Anthony Church Vacation, Whitworth Ave S between S 4th St & Parallel Alley (VAC-00-003)

Paula Bean, 334 Morris Ave. S., Renton, 98055, questioned the age of the traffic study she was sent related to the proposed St. Anthony Church vacation, and suggested that a new study be conducted. Ms. Bean also expressed her desire for the church to create a site plan prior to vacating Whitworth Ave. S.

## **CONSENT AGENDA**

Items on the consent agenda are adopted by one motion which follows the listing.

Council Minutes of June 11, 2001

Approval of Council minutes of June 11, 2001. Council concur.

Appointment: Planning Commission

Mayor Tanner reappointed Natalie Dohrn, 3815 Monterey Pl. NE, Renton, 98056; Eugene Ledbury, 511 Stevens Ct. NW, Renton, 98055; and Rosemary Quesenberry, 3609 SE 18th Ct., Renton, 98059; to the Planning Commission for three-year terms expiring on 6/30/2004. Council concur.

CAG: 01-066, 2001 Street Overlay, ICON Materials

City Clerk reported bid opening on 6/11/2001 for CAG-01-066, 2001 Street Overlay; six bids; project estimate \$691,826.56; and submitted staff recommendation to award the contract to the low bidder, ICON Materials, Inc., in the amount of \$628,300.92. Council concur.

Development Services: One Valley Place Rezone, Removal of Restrictive Covenants (R-81-047)

Development Services Division recommended removal of the restrictive covenants associated with the 1981 One Valley Place Properties Rezone (R-81-047) which state that future development of the site be subject to the Planned Unit Development (PUD) process. Refer to Planning & Development Committee.

Executive: Sister City Establishment with Cuautla, Jalisco, Mexico

Executive Department requested authorization to establish a sister city relationship with Cuautla, Jalisco, Mexico in order to improve understanding through cultural, educational and business exchanges with Cuautla residents. Refer to Community Services Committee.

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. COUNCIL CONCUR.

## **OLD BUSINESS**

### **Finance Committee**

Finance: Vouchers

Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 193584 - 194002 and two wire transfers totaling \$2,935,208.82; and approval of Payroll Vouchers 32004 - 32020 totaling \$11,142.33. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

### **Planning & Development Committee**

Appeal: Heritage Renton Hill, Renton Hill Community Association (PP-00-053 & AAD-00-149)

Planning and Development Committee Chair Keolker-Wheeler presented a report on the Heritage Renton Hill preliminary plat appeal (PP-00-053 & AAD-00-149). The record is quite voluminous for this appeal, with numerous audiotapes and an extensive written record. The Planning and Development Committee has narrowed its inquiry to traffic safety issues and plans to author a letter to the Transportation Division concerning applicable City Codes which can be or were applied to the staff transportation analysis of this project and its impacts on the Renton Hill community. Specifically, the Committee is concerned about the safety of the intersection of S. 7th St. and Renton Ave. S., increased traffic on what amounts to one-way streets on the hill because of the need for on street parking, and the entrance to this plat.

The Committee recommended these issues be addressed now because the platting statute requires the City Council to make a finding that the plat makes appropriate provisions for public safety and streets.

Responding to Mayor Tanner's inquiry regarding the appropriateness of asking for staff study since this item is still under appeal, City Attorney Larry Warren explained that the letter to the Transportation Division as drafted does not ask for new information but asks for what codes are applicable and which ones were analyzed on the staff report. He emphasized that the Committee is asking for factual information only.

MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN,  
COUNCIL CONCUR IN THE COMMITTEE REPORT.\*

In response to Councilman Parker's inquiry regarding the length of time needed for staff to respond to the letter, Planning/Building/Public Works Administrator Gregg Zimmerman responded that it will take approximately one week.

\*MOTION CARRIED.

Community Services: Pavilion  
Building Earthquake Damage  
Repairs Cost Request

Councilwoman Keolker-Wheeler asked for the cost of earthquake repairs to the Pavilion building, and inquired about the status of the retail brokerage services contract for marketing the building. Mayor Tanner stated that he believed the retail brokerage services contract had expired; and said that he would provide her with information regarding the cost of repairs.

## ORDINANCES AND RESOLUTIONS

### Resolution #3511

Public Works: Eastside  
Interceptor Project, Memo of  
Agreement with King County

The following resolution was presented for reading and adoption:

A resolution was read authorizing the Mayor and City Clerk to enter into an Memorandum of Agreement by and between the City of Renton and King County for the Eastside Interceptor (ESI) Section 1 Capacity Restoration Agreement, in order to establish the criterion by which the County's supplemental pipeline construction project will meet its overall objectives. MOVED BY PERSSON, SECONDED BY PARKER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Citizen Comment: Petersen – N  
33rd Pl Condominium,  
Potential Parking Violations

Councilman Persson reported receipt of a letter from Inez Petersen, 3306 Lake Washington Blvd. N. #2, Renton, 98056, stating that the owner of a condominium located at 805/807 N. 33rd Pl. has enlarged the parking arrangement on her property without City approval. Ms. Petersen requested that the property owner be required to comply with pertinent parking, loading and driveway regulations to legally establish new parking on her premises; and if approval cannot be granted, require the property owner to discontinue use of the non-compliant parking spaces. MOVED BY PERSSON, SECONDED BY BRIERE, COUNCIL REFER THIS CORRESPONDENCE TO THE TRANSPORTATION COMMITTEE. CARRIED.

Community Services: Public  
Address Systems Improvement  
Request

Councilman Persson commented on the poor sound quality of the public address systems used at the ribbon cutting ceremony at the new Senior Center Rotary Sun Room and other venues at which City presentations are made. He asked that staff investigate improving the portable public address systems.

## AUDIENCE COMMENT

Citizen Comment: Clifford –  
Lande Feed Building Closure,  
Declared Dangerous Building

Chris Clifford, 2721 Talbot Rd. S., Renton, 98055, expressed his displeasure with the City's handling of the closure of the Lande Feed Building and questioned why the building was not closed until Friday, when the City conducted its inspection on Wednesday. He stated that the inspection process was unfair and asked that Craig Lande be allowed to operate his store out of the front part of the building.

Citizen Comment: Conklin –  
Bike Usage on Skatepark

Dustin Conklin, 17444 SE St., Renton, 98059, thanked the City for building the new skatepark at Liberty Park, and asked the Council to consider permitting bikes to use the skatepark. MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL REFER THE REQUEST TO ALLOW BIKES TO USE THE SKATEPARK TO THE COMMUNITY SERVICES COMMITTEE. CARRIED.

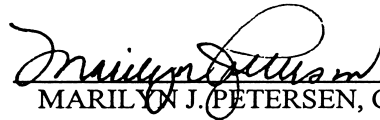
#### **EXECUTIVE SESSION**

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL RECESS INTO EXECUTIVE SESSION FOR 17 MINUTES TO DISCUSS POTENTIAL LITIGATION. CARRIED. Time: 8:38 p.m.

The meeting was reconvened at 8:55; roll was called; all Councilmembers present except Clawson, previously excused.

#### **ADJOURNMENT**

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:55 p.m.



MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Michele Neumann  
June 18, 2001